

# IMESON

PORT CENTER



# Available for lease

## 9210 Drummond Creek Drive

Jacksonville, FL 32218

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## Imeson Port Center

Imeson Port Center is a 106 acre, master planned, industrial development located within Jacksonville’s Imeson Industrial Park. The development is strategically located one mile east of I-95 along Heckscher Drive and less than four miles west of I-295. Tenants are able to take advantage of being centrally located to JaxPort (4.5 miles), Jacksonville International Airport (5.5 miles) and Downtown Jacksonville (6 miles).

Imeson Port Center can accommodate multiple facilities totaling over 1,300,000 square feet. Phase 1 consists of two 198,000 square foot speculative facilities. Build-to-suit sites as well as outside storage opportunities are also available.

- Conveniently located in Imeson Industrial Park
- Over 61 million consumers located within an 8 hour drive
- FTZ # 64 available
- No state or local personal income tax
- No inventory tax
- 5th lowest tax climate in the U.S.
- 3rd largest military population in U.S.
- Pro-growth consolidated local government
- Various target industry incentives available via City and State





## Specifications

	Bldg. 200	Bldg. 300		Bldg. 200	Bldg. 300
<b>Building size (s.f.)</b>	198,000	198,000	<b>Truck court depth</b>	155'	155'
<b>Available (s.f.)</b>	198,000	64,700	<b>Lighting</b>	LED w/ motion sensors	LED w/ motion sensors
<b>Office (s.f.)</b>	BTS	BTS	<b>Fire Suppression</b>	ESFR	ESFR
<b>Building dimensions</b>	900' x 220'	900' x 220'	<b>Power</b>	2,000 amps 480Y/277V 3 Phase	2,000 amps 480Y/277V 3 Phase
<b>Column spacing</b>	53'4" x 50' typical 53'4" x 60' speed	53'4" x 50' typical 53'4" x 60' speed	<b>Auto parking</b>	138	179
<b>Clear height</b>	32'	32'	<b>Slab design</b>	7" thick, 4000 psi fiber-reinforced concrete slab on grade over 10 mil vapor barrier at warehouse floor	7" thick, 4000 psi fiber-reinforced concrete slab on grade over 10 mil vapor barrier at warehouse floor
<b>Roof</b>	45 mil, R-20	45 mil, R-20	<b>Zoning</b>	IL	IL
<b>Dock doors</b>	51 (9'x10')	16 (9'x10')			
<b>Drive-in doors</b>	2 (12' x 16')	1 (12' x 16')			
<b>Dock equipment</b>	4 levelers	1 leveler			



**1**

mile from  
I-95



**4.5**

miles from  
Dames Point



**5.5**

miles from  
Jacksonville  
International Airport

**Contact**

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